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BOARD OF SELECTMEN
MONDAY, OCTOBER 24, 2005
SPECIAL SESSION
CHENERY MIDDLE SCHOOL, COMMUNITY ROOM

Call to Order

The Board of Selectmen convened in open session at 5:30 PM in the Community Room of the Chenery Middle School prior to the Special Town Meeting. All members were present. Town Administrator Tom Younger and Assistant Town Administrator Conti were also present.

Questions from Town Residents

There were none.

Action by Appointment

Approval of Financial Software Consultant Recommendation

Town Accountant Barbara Hagg appeared to discuss this matter with the Board of Selectmen.

Mr. Younger noted that the Financial Software Consulting Services Committee recommends the proposal of JFK Systems.

Ms. Hagg identified the two respondents – Sheldon Cohen and JFK Systems. JFK was recommended by many. Both respondents gave strong proposals and the Committee voted 6-3 for JFK Systems. The price came in at \$39,000 (\$125/hr), which was less than the \$50,000 budgeted.

The Board moved: to approve the recommendation to select JFK Systems as Financial Software Consultant.

The motion was carried unanimously (3-0).

The Board of Selectmen discussed its meeting schedule for the rest of the year. Chairman Solomon proposed to move the Dec. 19th meeting to Tuesday the 20th and there was agreement.

Discussion of Special Town Meeting

The Board of Selectmen reviewed the order of the presentations for the various articles and then proceeded to discuss the fire station RFP (Article 5).

Selectman Firenze reported on the Capital Budget Committee (CBC) meeting. Discussion centered on the inclusion of the sides and rear of the fire station in the Historic District Commission (HDC)'s jurisdiction. The Committee voted to reject the original version of the RFP and in favor (4-0 with three abstentions) of the version with the amendment including the ability to appeal the HDC's decisions to the Board. After meeting with members of the HDC, language was added stating that reasonable accommodation for development could be made on the rear and sides. The CBC indicated that these changes would make its vote unanimous and it hoped to get the unanimous support of the Warrant Committee as well.

Chairman Solomon noted that one of the BCPG members expressed concern that the Board of Selectmen did not adequately explore the possible advantages of leasing rather than selling. However, the Board previously committed to using the proceeds from the sale to defray capital projects costs going forward.

Selectman Firenze noted that a purchaser could take advantage of an investment tax credit for historic buildings, which would not be the case for a lease. If the Town leased to a developer with a 99 year lease, it would lose all the controls anyway. The credibility of the whole fire station property is jeopardized if the Town was to go back on its promise.

Town Counsel pointed out that if the renovation took place while the Town owns the building, public construction and prevailing wage laws would apply which would increase the cost significantly.

Mr. Younger noted that this scenario was examined for the Waverley Station and the Committee determined that a sale was preferable. Selectman Firenze added that in that case, the tax credit did not apply because the developer was not allowed to retain ownership, and sale still turned out to be a better option.

The Board moved: to approve the term sheet for the RFP.

The motion was carried unanimously (3-0).

Other

Selectman Firenze noted that the Selectmen should remind committee members of the provisions of the Open Meeting Law especially as it pertains to e-mail.

There was a brief discussion of the requirements for disposal of computer monitors and the hazardous substances they contain.

There was a brief discussion of participation by members of the Board in various meetings of statewide groups.

There was discussion of the role of Town Counsel and whether citizens groups can utilize Town Counsel's services for proposals the Board has not agreed to support. The Board noted that it should be able to grant or refuse this ability to citizens' groups.

The Board recessed at 6:13 PM to stay in session for the Warrant Committee and Town Meeting so that all board members could remain.

After the Warrant Committee Meeting and the Special Town Meeting, the Board adjourned the meeting at 10:38 PM.

Thomas G. Younger
Town Administrator